

# MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

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**THURSDAY, JANUARY 17, 2019 AT 10:00 AM**  
**COUNCIL CHAMBERS, City Hall**

**Please Note:**

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda  
Appear in Numerical Order  
According to Ward

**NO. A-8441 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (12-12-18)**  
**DOCUMENT NO. O2018-9319**

**Common Address** 4120-4248 S Michigan Ave  
**Applicant** Alderman Pat Dowell  
**Change Request** B3-2 Community Shopping District, RM5 Residential Multi Unit District, and B3-3 Community Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. A-8431 (4<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT NO. O2018-8389**

**Common Address** 4149-4153 S Vincennes Ave  
**Applicant** Alderman Sophia King  
**Change Request** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to POS-2 Neighborhood Park, Mini-Park or Playlot District

**NO. A-8432 (4<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT NO. O2018-8387**

**Common Address** 3906 S Lake Park Ave  
**Applicant** Alderman Sophia King  
**Change Request** RM5 Residential Multi Unit District and B3-3 Community Shopping District to POS-2 Neighborhood Park, Mini-Park or Playlot District

**NO. A-8433 (19<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT NO. O2018-8393**

**Common Address** 10300-10500 S Kedzie Ave  
**Applicant** Alderman Matthew O' Shea  
**Change Request** B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

**NO. A-8438 (34<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT NO. O2018-8410**

**Common Address** 401 W 103<sup>rd</sup> Place  
**Applicant** Alderman Carrie Austin  
**Change Request** M1-1 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. A-8439 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT NO. O2018-8412**

**Common Address** 40-46 E Superior Street  
**Applicant** Alderman Brendan Reilly  
**Change Request** DX-12 Downtown Mixed-Use District to DX-3 Downtown Mixed-Use District Downtown Mixed Use District

**NO. 19887 (1<sup>st</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9267**

**Common Address:** 1731 W Erie St

**Applicant:** 1731 W Erie LLC

**Owner:** 1731 W Erie LLC

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; 3 story, height: 38 feet

**NO. 19906 (1<sup>st</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9637**

**Common Address:** 2421-25 W Fullerton Ave

**Applicant:** SustainaBuild LLC – 2421 Fullerton Series

**Owner:** Mary Jo Carpenter

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District and B3-2 Community Shopping District to B3-3 Community Shopping District

**Purpose:** The Applicant is seeking a zoning change to permit a proposed twenty-one (21) unit mixed-use building, with retail at grade, twenty-one (21) dwelling units above, and twenty-one (21) onsite garage parking spaces located at the rear of the site. The proposed building will be 49 feet-10 inches in height.

**NO. 19907 (1<sup>st</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9716**

**Common Address:** 1439 N Campbell Ave

**Applicant:** L&MC Investments LLC – Series II

**Owner:** 1439 Campbell LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The Applicant is seeking a zoning change to permit a new three (3) unit residential building. The proposed building will be 38 feet in height. Three (3) surface parking spaces will be provided

**NO. 19899 (1<sup>st</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9322**

**Common Address:** 1806 N Monticello Ave

**Applicant:** William Aquino

**Owner:** William Aquino

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The Applicant is seeking a zoning change to permit the location and establishment of a third dwelling unit on the subject property. The proposed dwelling unit will be located in the basement of the existing building. The footprint and height of the existing building will remain without change.

**NO. 19903 (1<sup>st</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9492**

**Common Address:** 1540 N Campbell Ave

**Applicant:** 1540 Campbell LLC

**Owner:** 1540 Campbell LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The Applicants are seeking a zoning change to permit a new three-story, three (3) unit residential building at the subject site. The new building will measure 38 feet-0 inches in height and will be supported by three (3) onsite garage parking spaces.

**NO. 19888 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9268**

**Common Address:** 831 N Damen Ave

**Applicant:** 831 N Damen Homeowners Association

**Owner:** 831 N Damen Homeowners Association

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RMS Residential Multi Unit District

**Purpose:** The existing three-and-a-half-story (with basement) residential building, which is situated along the north property line and measures more than 38 feet-0 inches in height, presently contains six (6) dwelling units. The existing building - therefore, is non-conforming, under the current Zoning Ordinance. The Applicant is seeking a Zoning Map Amendment, in order to permit the renovation and expansion of the existing non-conforming building and the six (6) dwelling units located therein. Part of the proposed renovation plan calls for the build out of the 'attic' (dormer), above the third-floor, in order to provide additional habitable space for the residents of the two (2) dwelling units, located on the third-floor of the existing building. No additional dwelling units are intended or contemplated. As such, the building will continue to contain a total of six (6) dwelling units, upon completion of the proposed renovation work. There is - and will remain - onsite surface parking for three (3) vehicles, located at the rear of the building. The proposed renovation work will be completed in masonry and stone, to match the design of the existing building. Upon completion of the proposed renovation work, the building will measure 45 feet- 0 inches (approximately) in height. The proposed Zoning Change is also required to cure the current non-conforming conditions, at the property, and to bring the existing building into compliance, under the Chicago Zoning Ordinance.

**NO. 19909 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9930**

**Common Address:** 1323 W Wrightwood Ave

**Applicant:** Development Group LLC – Wabash

**Owner:** Development Group LLC – Wabash

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) all residential building and a detached garage, at the subject site. The existing building will be razed. The new proposed building will contain a total of three (3) dwelling units. There will be vehicular parking for each of the proposed dwelling units located in a new three-car detached garage - at the rear of the lot. The proposed new building will feature a rooftop deck, above the 4<sup>th</sup> Floor, which will be for the exclusive use of the residents of the building and which will be accessible via two small (stair) 'access structures.' The proposed new building will be masonry in construction and will measure 44 feet-9 inches in height (4<sup>th</sup> Floor ceiling).

**NO. 19883 (4<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9265**

**Common Address:** 4328 S Langley Ave

**Applicant:** Tiana Chanel Johnson

**Owner:** Tiana Chanel Johnson

**Attorney:** James B Novy

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District RM4.5  
Residential Multi-Unit District

**Purpose:** No commercial space; 2 parking spaces provided; Bldg. Height 32  
ft -Na increase to the height of the building ; Building will be used to  
convert from 2 D.U. to 3 D.U.; Na exterior changes

**NO. 19908 (5<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9890**

**Common Address:** 7158 S Woodlawn Ave

**Applicant:** Paulette Gulley

**Owner:** Kathleen Robinson

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to B1-2 Neighborhood  
Shopping District

**Purpose:** The Applicant is seeking a zoning change to permit the  
establishment of a speech clinic within the first-floor tenant space  
of the existing building located at the subject site. The footprint and  
height of the existing building and rear two-car garage will remain  
without change. The three (3) existing dwelling units located above  
grade will also remain without change.

**NO. 19875 (11<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9091**

**Common Address:** 3637-39 S Parnell Ave

**Applicant:** Mario Razo

**Owner:** Mario Razo

**Attorney:** Gordon & Pirkarski

**Change Request:** RS3 Single Unit (Detached House) District to RT3.5 Residential Two  
Flat, Townhouse and Multi Unit District

**Purpose:** Lot 23 will maintain the existing single family home. Lot 24 will be  
subdivided from Lot 23. Lot 23 will maintain its existing height and  
parking. No commercial is proposed.

**NO. 19904 (14<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9524**

**Common Address:** 5272-5292 S Archer Ave; 5101-5131 S Knox Ave and 4601-4625 W 51st St

**Applicant:** Marlizdia Transport Inc

**Owner:** Estate of Hugh Barnicle, Jr.

**Attorney:** Daley and Georges

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to M3-1 Heavy Industry District

**Purpose:** Motor vehicle repair, vehicle storage, and outdoor storage of vehicles. No changes to existing site plan or structures. There are 7 accessory parking spaces and approximately 6,627.3 square feet of commercial space in the 1-story building.

**NO. 19876-T1 (15<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9124**

**Common Address:** 4508-18 S McDowell Ave

**Applicant:** Jase Olivos

**Owner:** Jase Olivos

**Attorney:** Gordon & Pirkarski

**Change Request:** C3-2 Commercial, Manufacturing and Employment District to C3-2 Commercial, Manufacturing and Employment District

**Purpose:** Applicant will maintain the existing tavern and parking. Applicant will construct a two story addition to the existing building . Applicant has changed original Type 1 Plan.

**NO. 19898(15<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9311**

**Common Address:** 4320-4322 S California Ave

**Applicant:** Kasper Development LLC

**Owner:** Kasper Development LLC

**Attorney:** Paul Kolpak

**Change Request:** B1-1 Neighborhood Shopping District to B2-1 Neighborhood Mixed Use District

**Purpose:** To subdivide the existing lot of record into two 25x125.53 Lots to construct a new two story single family home with detached 2 car garage on lot 40 and to construct a new two-story single family home with detached 2 car garage on lot 39. The heights of each building will be 17 feet 9 inches.

**NO. 19889 (20<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9282**

**Common Address:** 655 W 59<sup>th</sup> St

**Applicant:** The Perdue Family Trust

**Owner:** The Perdue Family Trust

**Attorney:** Charlotte Huffman/ Neal & Leroy

**Change Request:** RS3 Single Unit (Detached House) District to B1-I Neighborhood Shopping District

**Purpose:** The property will be used primarily as office space for the Applicant's real estate business, with additional uses including co-working space and possibly a small community garden in the rear open space (200 sq. ft.). The building is approximately 1,330 square feet and will not change in size. No parking is required under the proposed zoning district.

**NO. 19881 (21<sup>st</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9262**

**Common Address:** 650 W 83<sup>rd</sup> Street

**Applicant:** Green Era Educational NFP

**Owner:** Green Era Educational NFP

**Attorney:** Meg George, Akerman

**Change Request:** M1-2 Limited Manufacturing District to M3-2 and then to an Industrial Planned Development

**Purpose:** The applicant is proposing a new anaerobic digester facility with associated office space and accessory parking.

**NO. 19897 (24<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9308**

**Common Address:** 2600-02 W 23<sup>rd</sup> Street

**Applicant:** Citrin Properties LLC – 2600 23<sup>rd</sup> Series

**Owner:** Citrin Properties LLC – 2600 23<sup>rd</sup> Series

**Attorney:** Low Offices of Samuel VP Banks

**Change Request:** B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicants are seeking a zoning change to permit the establishment of two (2) ground-floor dwelling-units, for a total of eight (8) dwelling-units, in the existing multi-unit building located at the subject site. The footprint of the existing building will remain without change. No onsite parking is currently provided. Six (6) spaces will be provided at the rear of the subject lot, as part of this zoning change.



**NO. 19880 (25<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9261**

**Common Address:** 37 S Sangamon

**Applicant:** Sangamonroe LLC

**Owner:** Sangamonroe LLC

**Attorney:** DLA Piper

**Change Request:** DX-5 Downtown Mixed Use District to a Residential Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the DX-5 Downtown Mixed-Use District to a Residential Planned Development to permit the construction of a 24-story building with 193 residential dwelling units. The total project FAR will be 8.1 FAR and 156 accessory parking spaces will be provided.

**NO. 19894 (25<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9281**

**Common Address:** 1721 W 21<sup>st</sup> St

**Applicant:** Midway Assets LLC

**Owner:** Midway Assets LLC

**Attorney:** Tyler Manic

**Change Request:** B3-2 Community Shopping District to RM5 Residential Multi Unit District

**Purpose:** The applicant seeks a zoning amendment to renovate an existing 2 unit building, which has no parking spaces. After renovations are completed the property will have 7 dwelling units and 3 parking spaces. The applicant will seek a variation to reduce 2 parking spaces. The building will be 35 feet 4 inches tall.

**NO. 19900 (25<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9330**

**Common Address:** 1115 W Washington Blvd and 19-27 N May St

**Applicant:** 19 N May Street LLC

**Owner:** 19 N May Street LLC and 1115 W Washington LLC

**Attorney:** DLA Piper

**Change Request:** Residential Planned Development NO. 1357 to Residential Planned Development No. 1357, as amended

**Purpose:** The Applicant requests a rezoning of the subject property from Residential Planned Development Number 1357 to Residential Planned Development Number 1357, as amended to modify the building plans for the portion of the property located at 19 N May to allow for an 18-story residential building containing 73 residential units and 78 parking spaces

**NO. 19895 (26<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9297**

**Common Address:** 1345 N Campbell Ave

**Applicant:** Nadeya Khalil

**Owner:** Nadeya Khalil

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The Applicants are seeking a zoning change to permit a two-story rear addition to the existing single-family residence at the subject site. The existing two-car garage located at the rear of the subject property will remain without change.

**NO. 19896 (26<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9298**

**Common Address:** 1551-53 N Kosner Ave

**Applicant:** Timothy Sanchez

**Owner:** Timothy Sanchez

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to C2-1 Motor Vehicle Related Commercial District

**Purpose:** The Applicant is seeking a zoning change to bring the auto repair shop, which currently operates at the subject site into compliance with the Zoning Ordinance. The footprints and heights of the existing buildings will remain without change.

**NO. 19901 (26<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9343**

**Common Address:** 3252 W Wabansia Ave

**Applicant:** Cynthia Rodriguez

**Owner:** Cynthia Rodriguez

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The Applicant is seeking a zoning change to permit and legally establish a third dwelling unit within the existing residential building. The existing two story residential building is masonry in construction. No physical expansion of the existing building is proposed at this time. On-site garage parking will remain located at the rear of the subject property.

**NO. 19874 (27<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9035**

**Common Address:** 711 N Noble Street

**Applicant:** Apidech Chotsuwan

**Owner:** Apidech Chotsuwan

**Attorney:** Gordon & Pirkarski

**Change Request:** RS3 Single Unit (Detached House) District to RT4.5 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** New construction of a three story single family residential building. The property will continue to provide 2 parking spaces and reach a height of 37 feet as defined in the ordinance.

**NO. 19890 (29<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9277**

**Common Address:** 1648 N McVicker Ave

**Applicant:** Eddy Gonzalez

**Owner:** Eddy Gonzalez

**Attorney:** Pericles Abbasi

**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** After rezoning permits will be obtained for the property with 2 current dwelling units to legalize a 3rd dwelling unit in the basement. There will be 3 dwelling units & zero commercial space. No changes to be made to external structure of the 63-year-old 2-story building. There will remain 2 off-street parking spaces in rear garage.

**NO. 19886 (31<sup>st</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9266**

**Common Address:** 3015-3021 N Cicero Ave

**Applicant:** Property Match USA LLC 3021 N Cicero Ave

**Owner:** Property Match USA LLC 3021 N Cicero Ave

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

**Purpose:** To establish a banquet or a meeting hall and a day care center within the existing commercial building (approximately 18,000 square feet of commercial space); existing on-site 24 parking spaces to remain; existing one story / existing height - no change proposed

**NO. 19873 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9032**

**Common Address:** 2431 N Richmond Street

**Applicant:** Devries Realty Corp

**Owner:** Devries Realty Corp

**Attorney:** Thompson Coburn LLP

**Change Request:** RS3 Single Unit (Detached House) District to M1-1 Limited Manufacturing/  
Business Park District

**Purpose:** The applicant proposes to use the existing 1 story brick building for general manufacturing activity (welding machine supply and repair). The structure is approximately 15 feet tall and approximately 4200 sq. ft. and the site has 3 existing parking spaces with no dwelling units.

**NO. 19878 (34<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9255**

**Common Address:** 11814-11858 S Morgan St and 1000-1028 W 119<sup>th</sup> St

**Applicant:** Public Building Commission

**Owner:** Public Building Commission

**Attorney:** Neal & Leroy

**Change Request:** Planned Manufacturing District # 10 to an Institutional Planned  
Development

**Purpose:** Applicant proposes to construct a new development for the Chicago Fire Department to house Engine Company 115. The single-story, approx. 27,000 SF building will contain living quarters, physical training space for approx. 20 firefighters and 8 officers and parking for 40 vehicles. There will also be a 150 foot monopole including tower communication room and generator.

**NO. 19882-T1 (35<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9263**

**Common Address:** 2618 N Milwaukee Avenue

**Applicant:** MRC 2616 Milwaukee LLC

**Owner:** Grace Logan LLC

**Attorney:** Rolando Acosta

**Change Request:** B3-2 Community Shopping District to B3-5 Community Shopping District

**Purpose:** The Applicant proposes to redevelop the existing five-story building with a roof-top addition for a total height of 77.00 feet and a rear one-story addition, 15.25 ft. in height. The building as redeveloped will be used for ground floor retail uses, including incidental service of alcohol, an approximate 35-room hotel, roof-top and at-grade outdoor seating with no parking or loading

**NO. 19884-T1 (36<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9269**

**Common Address:** 4437 W Armitage

**Applicant:** 19CC, LCC

**Owner:** 19CC, LCC

**Attorney:** Milan Trifkovich

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to C1-1 Neighborhood Commercial District

**Purpose:** Na residential; Four existing parking spaces on site. To establish a package liquor store and rear tavern space approximately 1,077 square feet. Overall commercial space within the existing one story building. Height at 13'7

**NO. 19885 (36<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9264**

**Common Address:** 1936 N Kenneth Ave

**Applicant:** Guadalupe Ramirez

**Owner:** 19CC, LCC

**Attorney:**

**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** Add a rear and front addition to our existing residential 2 dwelling units to 3 dwelling units with 3 parking spaces. Totaling 3,960 square feet and overall 25ft in existing height.

**NO. 19905 (36<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9603**

**Common Address:** 3535 N Linder Ave

**Applicant:** Naum and Galina Pertsovskiy

**Owner:** Naum and Galina Pertsovskiy

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RM-4.5 Residential Multi Unit District

**Purpose:** The Applicants are seeking a zoning change to permit a sixth dwelling-unit at the subject property. The existing building will otherwise remain without change.

**NO. 19891-T1 (37<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9278**

**Common Address:** 1319-23 N Laman/ 4857-59 W Kamerling

**Applicant:** Lomon LLC  
**Owner:** Loman LLC  
**Attorney:** Dean Maragos  
**Change Request:** RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District  
**Purpose:** To bring into compliance two existing basement units for a total of 8 units on the subject site

**NO. 19872 (39<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9016**

**Common Address:** 6248-52 N Pulaski Road

**Applicant:** Valentino Caushi  
**Owner:** Valentino Caushi  
**Attorney:** Paul Kolpak  
**Change Request:** B1-1 Neighborhood Shopping District to B1-2 Neighborhood Shopping District  
**Purpose:** To construct a new three story mixed use development. There will be commercial space on the ground level and six residential units on the second and third floor. There will be 7 parking spaces including one handicapped parking space. The heights of the building will be 32 feet 4 inches.

**NO. 19879 (40<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9260**

**Common Address:** 5700 N Ashland Ave

**Applicant:** MCZ Edgewater LLC  
**Owner:** MCZ Edgewater LLC  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** Planned Development 1312 to Planned Development 1312, as amended  
**Purpose:** The Applicant is proposing to increase the number of residential units allowed within the Planned Development, from 141 to 155. The Applicant will otherwise adopt and reuse a significant portion of the existing building for its proposed residential development. Onsite parking for 17 cars will be provided. The building will remain 115.5 feet in height.

**NO. 19892 (40<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9279**

**Common Address:** 5500-5508 N Western Ave

**Applicant:** Sharon Gonsky and Lorriane Frazin

**Owner:** Sharan Gonsky and Lorriane Frazin

**Attorney:** Schain Bonks

**Change Request:** 82-2 Neighborhood Mixed Use District to C2-2 Motor Vehicle Related District

**Purpose:** The purpose of the rezoning is to allow for the operation of a retail garden center with outdoor sales and storage. The existing buildings will remain and there will be no structural change to the existing buildings. The building at 5500 N Western that will contain the garden center is approx. 888 SF of existing indoor commercial space with outside sales and storage excluding the required parking spaces. The building at 5508 N Western is 2,650 SF of existing commercial space.

**NO. 19877 (41<sup>st</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9254**

**Common Address:** 8601-8609 W Foster Ave; 5062, 5100-5158 N Delphio Ave

**Applicant:** Public Building Commission

**Owner:** Public Building Commission

**Attorney:** Neal & Leroy

**Change Request:** RS2 Single-Unit (Detached House) District and RS3 Single Unit (Detached House) District to RS3 Single Unit (Detached House) District and then to an Institutional Planned Development

**Purpose:** Applicant proposes to construct a new, approximately 61,000 SF, three-story annex to an existing three-story school building and will include: classrooms, administrative offices, library/media center, student dining/multi-purpose room kitchen and toilets/locker room. Site improvements including parking, loading, playground, landscaping storm water mgmt.

**NO. 19902 (47<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9459**

**Common Address:** 1938 W Irving Park Road

**Applicant:** NSA Building Management INC

**Owner:** NSA Building Management INC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

**Purpose:** The Applicants are seeking a zoning change to bring the existing bar/tavern that operates at the subject site into full compliance with the Chicago Zoning Ordinance. The existing building will otherwise remain without change.

**NO. 19893 (49<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9280**

**Common Address:** 7111 N Clork St

**Applicant:** Auto Tecx Real Estote

**Owner:** Auto Tecx Real Estate

**Attorney:** Schoin Bonks Low

**Change Request:** B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

**Purpose:** The applicant seeks a rezoning to allow the applicant to perform auto body repair work in an existing auto repair shop. No change is being made to the structure of the existing building. Except for offering auto body repair work no changes are proposed to the current business. The building contains an existing approximate 8,740 sf of work space